

Bieber 96009

ZIP code · CA · California > Lassen County > Bieber

STRONG SELLER'S MARKET

\$70K

MEDIAN SALE PRICE

22

SALES (12 MO)

\$150K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 87 / 100

Buyer's market

Balanced

Seller's market

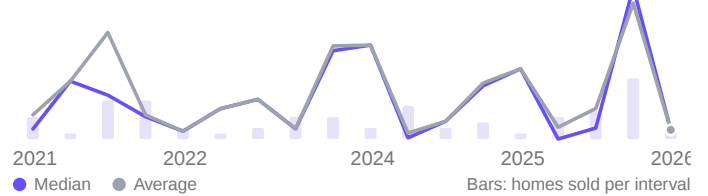
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

87 / 100

Sale prices

Median \$70K · Average \$70K

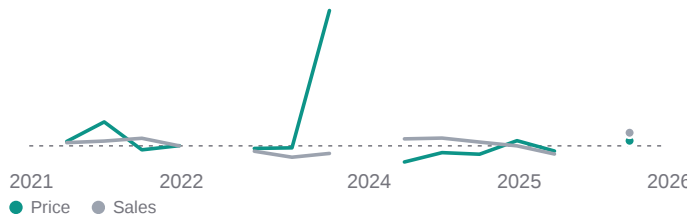


Growth (year over year)

Price +24.1% · Sales +61.5%

Price per square foot

\$81/ft²



Sale premium vs estimated value

+19.9%

Annual turnover (share of homes sold)

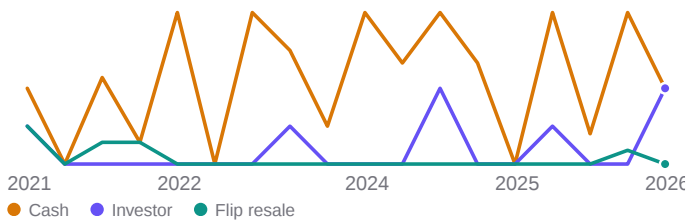
5.4%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 50% · Flip resale 0%

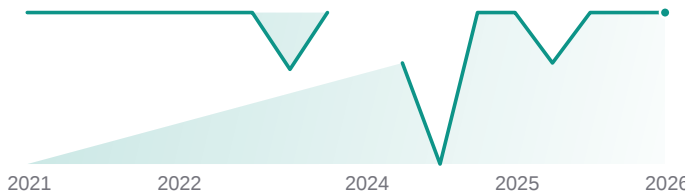


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



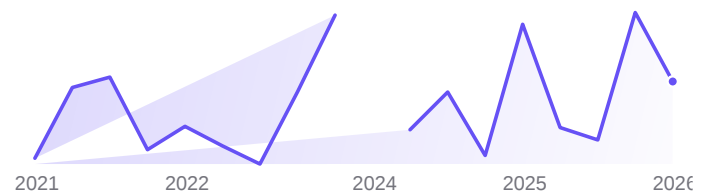
Sellers who sold at a gain

100%



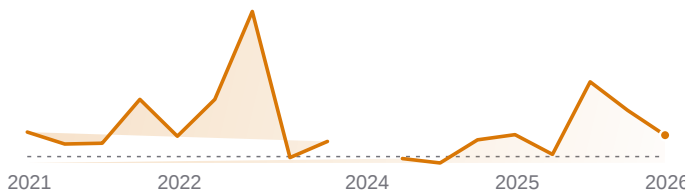
Typical hold before selling

16.7 yrs



Median annualized return at resale

+5.5%



HOUSING STOCK

Homes	411
Median value (AVM)	\$150K
Median size	1,284 ft²
Median bedrooms	3
Median year built	1972
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.2%
Owner occupied	50%
Company owned	26%
Median loan-to-value	16%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	233
Density	2 / mi²
Median household income	\$36K
Average household income	\$43K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	235
Homes occupied	79%
Bachelor's or higher	7%
Poverty rate	9.9%
Unemployment	1.9%
Average temp	48°F
Annual precip	19 in
Sunshine	88%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.